

Application ref: 2023/5001/P
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Development Management
Regeneration and Planning
London Borough of Camden
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BB Partnership Limited
33-34 Studios
10 Hornsey Street
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N7 8EL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Weeping Ash
Oak Hill Park
London
NW3 7LP

Proposal: Various internal and external alterations including change of use of the garage into a habitable room, new front door and lobby arrangement to replace the current garage door, alteration to the front steps to allow and lowering of front patio area, raising of upper ground floor rear window head heights, installation of new patio doors to the terrace, new rear decking to wrap around up to the bedroom and new balustrade guarding to rear terrace.

Drawing Nos: GIC-001; GIC-010; GIC-400; GIC - 412 REVB; GIC-420; GIC-430 and GIC-RW-001.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: GIC-001; GIC-010; GIC-400; GIC - 412 REVB; GIC-420; GIC-430 and GIC-RW-001.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission-

The host building is a 2 storey dwellinghouse constructed with a mono pitched roof with projecting dormer windows. The property was constructed in the 1970's and the external walls are clad with white cement board and the windows and doors are single glazed composite type with aluminum clad timber frames. Planning permission is sought for the replacement of the existing roof and installation of photovoltaic panels, the change of use of the garage connected to the house into habitable accommodation, replacement of the existing garage door, installation of painted metal balustrade surrounding the driveway, alterations to the front step and lowering of the patio area, raising the upper ground floor rear window head, installation of new patio doors to the existing terrace, new decking to wrap (externally) around the bedroom and installation of new balustrade to the rear terrace.

The replacement of the existing ribbed metal sheet with new single ply roofing membrane with standing seam detail would replicate the existing roof design and would ensure it blends in with the existing roof form and would therefore be in keeping with the character and appearance of the host property and wider conservation area. The proposed solar PV panels would be installed on the main roof of host building and the area around Oak Hill House and Weeping Ash is well-populated with trees and thus views are both local and intermate. Thus, the proposed works would mostly pass unnoticed from the public domain and are considered not to have significant impact on the character and appearance of the conservation area.

The principle of the change of use of the garage into a habitable room and the installation of the metal guard rails are considered acceptable. The proposed facade treatment and alterations to the garage doors are considered to be of high quality design that would complement the aesthetics of the host building. It is proposed to install metal railings around the existing drive, the proposed metal railings would relate well within this setting and would respect the

established hierarchy of dwelling house. The redesign of the rear openings is considered to improve the appearance of elevation 3. Overall the design, scale, siting and materials of the changes proposed would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

The installation of a new patio door to the existing ground floor terrace and the replacement of the single glazed windows with double glazed windows to the rear at ground floor level is considered acceptable, as both would be a minor alteration to the dwelling. Likewise the replacement of the cladding panels to match the white cement board cladding would be an enhancement to the design and appearance of the host building.

The works to the front steps and lowering of the patio area at lower ground floor level would improve access to the host dwelling, provide safe access and enable better use of the external space. It is also proposed to install a new decking area around the ground floor bedroom and no objection is raised on account of the decking design and appearance given it would have very limited visibility from the public realm and the use of timber is considered to be an appropriate sustainable material in the surrounding context.

- 2 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, T1 and T2 of the Camden Local Plan 2017, the proposal is in general accordance with policies DH1, DH2, TT1 and TT4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and The National Planning Policy Framework 2023.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant

licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer